CITY COUNCIL MEETING MINUTES
CITY OF SANTA MARIA, CALIFORNIA
MARCH 19, 2019 - CITY HALL COUNCIL CHAMBERS

CLOSED SESSION
The advertised Closed Session scheduled for 5:00 p.m. was not held.

INVOCATION
Emily Zimmerman of Cornerstone Church gave the Invocation.

PLEDGE OF ALLEGIANCE
Councilmember Moats led the Pledge of Allegiance.

CALL TO ORDER
Mayor Patino called the meeting to order at 5:30 p.m.

ROLL CALL:
MEMBERS PRESENT:
Mayor Alice Patino, Councilmember Michael Moats, Councilmember Mike Cordero, Councilmember Gloria Soto, and Councilmember Etta Waterfield

STAFF MEMBERS PRESENT:
City Manager Jason Stilwell, Interim City Attorney Philip Sinco, Director of Human Resources & Records Jayne Anderson, Fire Chief Leonard Champion, Chief of Police Phillip Hansen, Director of Finance Mary Harvey, City Librarian Mary Housel, Director of Public Works/City Engineer Kevin McCune, Assistant City Attorney Jeffrey Patrick, Director of Recreation & Parks Alex Posada, Community Programs Manager Rosie Rojo, Director of Utilities Shad Springer, Grants Specialist II Alicia Vela, Assistant City Manager Patrick Wiemiller, and Chief Deputy City Clerk Rhonda Garietz

1 PROCLAMATIONS
There were no proclamations.

2 PUBLIC COMMENT PERIOD
Frances Romero, Rob Campbell-Taylor, Bryan Palmaro, Brian Smith, Roy Reed, Willie Galvan, Andy Caldwell, Tom Becker, and Glenn Morris spoke in favor of Item 3D on the Consent Calendar (supporting a proposal by Santa Barbara County Planning Commission to restart trucking of oil and gas operations) citing the fact that operations would be well regulated and monitored. Exxon has received multiple safety awards for its current operations. Employment and economic opportunities in the area are needed. The trucking arrangement would be temporary. It was also noted that there were already trucks transporting gas and waste through the area on a regular basis.

Kathy Sharum, David Dennis, Elizabeth Schneider, Jeremias Salazar, Kate Adams, and Abraham Melendrez spoke in opposition of Item 3D on the Consent Calendar citing the risk of accidents and suggesting that the Council wait to see the Environmental Impact Report before voting on the item.

A Fighting Back Santa Maria Valley youth group spoke against cigarette smoking and the litter created by cigarette butts.

Elizabeth Schneider spoke about the MOU for the Santa Maria Police Officers Association asking for clarity on the fiscal impacts.

Suzanne Marie and Glen De Saint Jean spoke about the Breeze bus drop-off route for Lompoc commuters, and requested a change in the drop-off map so they and other commuters can catch a connecting bus in time.

Sara MacDonald announced she was attending the meeting as an observer on behalf of the League of Women Voters.

Gary Hall spoke on behalf of the Northern Santa Barbara County Manufactured Homeowners Team expressing their interest in getting rent stabilization for mobile home owners.

In addition, three written communications were received from Matt Foster, the Santa Barbara County Taxpayers Association, and Bob Poole in support of Item 3D (proposal by Santa Barbara County Planning Commission to restart trucking of oil and gas operations) on the Consent Agenda.

3 CONSENT CALENDAR
Councilmember Soto asked that Item 3D (restarting local oil and gas operations by trucking crude oil) be pulled for discussion and a separate vote.

Consent Calendar Items 3A-3N (except 3D) were approved as presented, including the adoption of Resolution Nos. 2019-24, 2019-26, 2019-27, 2019-28, 2019-29, 2019-30, 2019-31, and 2019-32. The recorded vote appears with each item below.

Councilmember Soto asked that item 3D be postponed for a vote until the Environmental Impact Report was available.

Consent Calendar Item 3D (restarting local oil and gas operations by trucking crude oil) was approved, including the adoption of Resolution No. 2019-25. The recorded vote appears with the item below.

A. Waive the reading in full of all Ordinances and Resolutions. Ordinances on the Consent Agenda will be adopted by the same vote cast at the first meeting, unless City Council indicates otherwise.

Action: Waived readings in full.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Readings waived. 5-0.

B. Approve the Minutes of the regular City Council Meeting of March 5, 2019.

Action: Minutes were approved as submitted.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Minutes approved. 5-0.

C. Adopt a Resolution approving a tentative agreement on amendments to and extensions of the current Memorandum of Understanding (MOU) with the Santa Maria Police Officers' Association (POA), and the updated City of Santa Maria salary schematic.

Action: Memorandum of Understanding with Santa Maria Police Officers' Association (SMPOA).
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Adopted as I No. 2019-24 5-0.

D. Adopt a Resolution supporting Santa Barbara County Planning Commission Project Case #17RVP00000-00081, a proposal to restart critical local oil and gas operations thru the temporary trucking of crude oil along northern stretches of Highway 101 to a destination adjacent to Santa Maria.

Action: Support the County of Santa Barbara Planning Commission Project to transport crude oil along stretches of Highway 101.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Adopted as Resolution No. 2019-25, 4-1. Noes: Councilmember Soto.

E. Receive the 2018 General Plan Annual Report, and direct the Chief Deputy City Clerk to file the report with the Governor's Office of Planning & Research and the State Housing & Community Development Department.

Action: 2018 General Plan Annual Report to be distributed and filed.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. 5-0.

F. Adopt a Resolution approving a determination of public convenience for the issuance of a Type 20 (off-sale beer & wine) alcoholic beverage license for Woody's Butcher Block Restaurant located at 700 E. Main Street, Suite 104.

Action: ABC Type 20 (off-sale beer & wine) license for Woody's Butcher Block Restaurant approved.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Adopted as Resolution No. 2019-26 5-0.

G. Payment of Warrants. Ordered ratified subject to having been certified as being in conformity with the budget and having been approved for payment by the Director of Finance.

Action: Ratified.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. 5-0.

H. Payment of Payroll. Ordered ratified subject to having been certified by the proper Department Directors, as shown on records on file in the Department of Finance, and having been approved for payment by the Director of Finance.

Action: Ratified.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. 5-0.

I. Adopt a Resolution approving the donation of a surplus 1999 Spartan 110' Aerial Ladder Truck to Allan Hancock College.

Action: Donation of surplus property approved.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Adopted as Resolution No. 2019-27. 5-0.

J. Adopt a Resolution approving a grant application for funding under the provisions of the California Department of Alcoholic Beverage Control (ABC) Alcohol Policing Partnership (APP) Program.

Action: Application for grant funding approved.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Adopted as Resolution 2019-28 5-0.

K. Adopt a Resolution declaring that dangerous weeds growing upon or in front of property, and rubbish, refuse, and dirt upon or in front of property, constitute a public nuisance which must be abated; commencing proceedings for the 2019 Annual Weed Abatement Program to abate these nuisances; and setting a public hearing for April 16, 2019, to consider any objections or protests to the abatement program.

Action: 2019 Weed Abatement public hearing date was set for April 16, 2019.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Adopted as Resolution No. 2019-29 5-0.

L. Adopt a Resolution approving a contract with RDZ Contractors to award Bid No. 2019/01, Blosser Road Right Turn Lane at West Main Street, in the amount of $325,640.30.

Action: Bid awarded and an Agreement with RDZ Contractors approved.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Adopted as Resolution No. 2019-30. 5-0.

M. Adopt a Resolution approving the elimination of no-stopping zones and timed parking restriction; and establishing a parking restriction on vehicles over six (6) feet in height on Cooley Lane and Professional Parkway.

Action: Elimination of no-stopping zone and establishment of a parking restriction on vehicles over 6 feet in height on Cooley Lane.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Adopted as No. 2019-31 5-0.

N. Adopt a Resolution approving an Agreement for Utility Connection and Service Outside of City Boundaries with OSR/PIM Cooler Partners to permit connection for service of potable (domestic) water to 1701 East Betteravia Road.

Action: Agreement with OSR/PIM Cooler Partners permitting connection for potable water to 1701 East Betteravia Road.
Moved by Councilmember Waterfield, seconded by Councilmember Moats.
Motion carried. Adopted as Resolution No. 2019-32. 5-0.

4 PRESENTATIONS

The City Council received an informational presentation by Laura Arteaga from the Santa Maria Literacy Council.

Founded in 1983, Central Coast Literacy Council (CCLC) is a non-profit organization that recruits and trains volunteer tutors to teach students how to become literate in English.

The organization accomplishes its mission by offering one on one tutoring for learners who are comfortable and competent speaking and understanding English, but may need additional support with reading, writing, pronunciation, and have specific goals. CCLC also offers Community-Based Learning Centers which focus on English as a second language. The centers are located throughout Northern Santa Barbara County. They also offer a computer-based program to assist learners with language comprehension and pronunciation.

CCLC offers Bi-Lingo, an English-Spanish conversation group primarily for non-English speakers to interact with fluent English speakers in the community to boost English literacy skills for everyday situations. A Workplace English Literacy Program offers opportunities to improve the stability of the workforce in Northern Santa Barbara County by increasing the literacy skills of those employed or seeking employment. The goal is being achieved through partnerships with businesses and agencies that employ or serve those who will most benefit from improved literacy. A Family Literacy program offers low-literate adults the opportunity to develop confidence and skills supporting their children's education.

In 2018, the Santa Maria program offered 57 tutors and had 133 learners. In Lompoc, there were 41 tutors and 59 adult learners. More than 95 percent of learners met at least one of their goals. All are

invited to help by becoming tutors, office volunteers, and/or making a tax-deductible donation. CCLC can be reached by phone at (805) 925-0994, ext. 2837 or on their website at www.centralcoastliteracycouncil.org.

5 REGULAR BUSINESS

A. **INFORMATIONAL UPDATE ON H-2A FARMWORKER HOUSING.** The City Council received a brief informational update on H-2A farmworker housing in the City of Santa Maria.

Mayor Patino announced that this item was informational only. The City Council wanted to make sure people were heard on this issue. She asked that the City Council refrain from making comments so that the public could be heard this evening.

City Manager Stilwell reported that the City had been engaging in informational meetings and public hearings on H-2A housing for over a year taking in information from the community. Five community meetings were held throughout the City in 2018. Comments and questions from tonight's meeting would be taken into account to create an ordinance regarding H-2A which would come before the City Council on April 16th.

Councilmember Moats indicated that the Planning Commission had designed a sunset provision for H-2A housing in the R-1 zoning district when it made its recommendation to the City Council on H-2A housing, and asked if that would be an option for the Council to consider.

City Manager Stilwell responded that staff would be making that a part of the staff report, and would bring all options to the City Council for their direction at the April 16th meeting.

Public Comment:
Franziska Shepard stated she had submitted a public records request asking for information regarding how the decision was made to convert two motels into H-2A housing.

Jackie Brunello expressed concern about the conversion of a home in her neighborhood to an Air BnB, and the recent approval to turn a hotel into H-2A housing.

Hazel Davalos, representing CAUSE, spoke in support of the conversion of commercial property into H-2A housing.

Delsy Sanchez spoke in favor of H-2A housing saying it was much needed as there was a labor shortage in Santa Maria, thus, workers must be brought in from outside the City.

Kevin Gee spoke in favor of H-2A housing saying that further restrictions on H-2A housing would leave him planting less and less crops.

Claire Wineman, representing the Grower Shipper Association, spoke in favor of H-2A housing and indicated the group intends to work collaboratively with the City to come to a win-win situation for all.

Joe Leonard, of Betteravia Farms, spoke in favor of H-2A housing saying his company has had several successful motel renovations into H-2A housing. Mayor Patino inquired about the status of an H-2A project Betteravia Farms had been working on in the County on Highway 1. Mr. Leonard responded that they had started the process to build an H-2A guest worker complex three years ago and received County approval. They had spent the last three years dealing with regulatory compliance issues, both federal and state. Last month, they finally received State Fish & Wildlife approval to move forward on the project. However, due to the rising costs of the project and the need to build underground utilities infrastructure, the project has been postponed indefinitely and will likely not move forward to fruition.

Nancy Felton expressed concern about the quality of H-2A housing saying the workers deserved a good place to live. She mentioned that she and her neighbors just wanted reassurance that they were physically safe with the incoming H-2A housing.

Cheryl Ausan indicated that both sides of the H-2A housing issue would need to compromise.

Carlos Castaneda spoke in favor of H-2A housing and indicated that many people did not have a full understanding of the H-2A program. The program has been in the community for six years with no incidents. He added that the people who provide housing to the workers are also expected to provide transportation.

Councilmember Waterfield asked if the workers could get drivers licenses, and purchase vehicles and driver's insurance. She also asked how employers could be sure their workers were returning home in the purchased vehicle, instead of staying in the U.S.

Mr. Castanada responded that they could purchase vehicles, but that when their visas expired, so would their need for the car. Some workers preferred to purchase cars and drive them home. His experience over 6 years had been that only one employee remained in the States illegally.

Ernest Armenta recommended building H-2A housing on agricultural land.

Alex Mendoza spoke in support of H-2A housing, and added that most communities have issues regardless of whether there is H-2A housing or not.

Councilmember Waterfield asked how the motel conversion near the IHOP restaurant was approved, and what the difference was between a motel and boarding house.

Director of Community Development Ng responded that the use of the motel near IHOP for H-2A housing did not require Planning Commission or City Council approval, but rather was determined to be continued use of the motel. The Budget Inn had an amendment due to changes to site improvements. A boarding house would require a Conditional Use Permit.

Interim City Attorney Sinco responded that a boarding house does not require a transient occupancy status (30 day stay or less). A boarding house can be a permanent housing option. This particular project is an extension of several previous interpretations of the City's Municipal Code over the course of a number of years. When this project came forward, staff did not believe any permit was required since the use was considered to be consistent with a motel use. Former City officials had previously approved the use of the former Budget Inn in 2015 for H-2A housing because they believed it was appropriate as consistent with a motel use as the City would receive transient occupancy tax.

Councilmember Waterfield recalled that when she was on the Planning Commission, that an ordinance was passed permitting old motels to be converted into family homes, but the motels were to be solely on Broadway. She also stated that as projects were proposed, they were supposed to all come before the Planning Commission. Director Ng responded that he did not have enough knowledge about that history. He was aware that the Budget Inn went through a permit amendment process because of some site improvements, but this particular use where there was no changes to the structure, it was interpreted to be a continuation of the previous motel use and did not require a permit. She asked Director Ng if a boardinghouse use fell under commercial zoning. Director Ng replied that it would require a conditional use permit.

Chief Deputy City Clerk Garietz announced that the City had received one written communication from Bobby Simpson opposing H-2A housing near Hwy. 101 and Main Street, and indicated that copies were provided to the City Council at the dais.

Mayor Patino thanked everyone for their participation and announced that the information gathered at the meeting would be compiled and brought forward at the April 16th City Council meeting.

Councilmember Soto left the Chambers at 7:22 p.m. and returned at 7:25 p.m.

Action: Staff directed to compile public input and draft an Ordinance regarding H-2A housing.

B. **FISCAL YEAR 2019-20 HOME CONSORTIUM ALLOCATION.** The City Council considered approving the use of Fiscal Year 2019-20 HOME Investment Partnerships (HOME) funding to be allocated to assist the Good Samaritan Shelter's Pine Street Bungalow II project and the City of Santa Maria's Tenant-Based Rental Assistance (TBRA) program.

Community Programs Manager Ms. Rojo, and Grants Specialist II, Ms. Vela, gave a presentation as detailed in the Council Agenda Report. The City of Santa Maria has participated in the HOME program, as part of a consortium with the County of Santa Barbara since 1995. The County is the lead agency and fiscal agent for the Consortium, and the City serves as a sub-recipient of the HOME funds.

The City of Santa Maria was expected to receive about $248,000 in HOME funding from the County's Consortium for Fiscal Year 2019-2020. The fiscal year for the consortium begins October 1, 2019. Staff proposes that $100,000 of HOME funding be allocated to the City's Tenant Based Rental Assistance Program (TBRA). The remaining funds, a little more than $148,000 of expected

HOME funding, would be programmed to the Good Samaritan Shelter's Pine Street Bungalow II project.

The TBRA program provides security deposit assistance through Qualified Referring Agencies to qualified low-income households. This program provides grants for up to 100 percent of the required security deposit or up to $2,500. Since the program started in 2010, the City of Santa Maria has served over 850 households. More than 80 percent of the households fall under HUD's extremely low income category. In the current fiscal year, the program had already served a total of 86 households. In February of this year, there had been in an increase in the demand for the TBRA program upon the completion of the Los Adobes de Maria III housing development which consisted of 34 new affordable housing units. One of the challenges the City faces is a low vacancy rate for affordable housing.

Good Samaritan Shelter's Pine Street Bungalow II project was comprised of one affordable housing unit that will include four bedrooms, three bathrooms, a kitchen, living area, laundry room, and a garage. Located at 614 South Pine Street, property owned by Good Samaritan, the addition would serve as the third unit on the property (Good Samaritan was operating two others there) and would house a larger family currently in the shelter.

The County of Santa Barbara's Capital Loan Committee, which reviewed the financial feasibility of the project, recommended approximately $291,000 in HOME funds. Approximately $148,000 would come from City HOME funds and $142,000 would come from the County. Good Samaritan was also providing $60,000 in cash match to cover the permitting and construction management costs.

An alternative would be to use the entire $248,000 for TBRA, but even with the popularity of the program and the increased deposit amounts that the City was offering, rental inventory continued to be incredibly low, which meant that the TBRA program was not seeing as many applicants. It was not due to the lack of interest, but because of the lack of inventory of rentals. As a result, $100,000 seemed to be an appropriate amount.

Councilmember Waterfield asked if there was a rental assistance program for seniors and/or if TBRA could help them.

Community Programs Manager Rojo responded that TBRA was used for down payments, not to subsidize rents.

Sylvia Bernard, representing Good Samaritan Shelter, added that the organization was submitting an application to the Housing Authority to have the rent subsidized in addition to the deposit. She also spoke about a creative program in San Luis Obispo that promoted house sharing and matches seniors together.

Staff was asked to look into such creative programs to assist seniors from being displaced by increasing rents, or by the death of a spouse and being unable to afford the housing payments.

Public speakers
Ernest Armenta spoke about his views on TBRA.

Action: Approval of the use of Fiscal Year 2019-20 HOME Investment Partnerships (HOME) funding to be allocated to assist the Good Samaritan Shelter's Pine Street Bungalow II project and the City of Santa Maria's Tenant-Based Rental Assistance (TBRA) program.
Moved by Councilmember Waterfield, seconded by Councilmember Soto.
Motion carried. Adopted as Resolution No. 2019-33. 5-0.

REPORT BY CITY MANAGER
City Manager Stilwell reported that the next regular City Council meeting would be April 2, 2019. Items on the agenda would include the public hearing for the Lakeview mixed-use building. The April 16th meeting would include the H-2A housing ordinance.

Councilmember Waterfield left the Chambers at 7:50 p.m. and returned at 7:53 p.m.

Councilmember Moats left the Chambers at 7:51 p.m. and returned at 7:53 p.m.

ORAL REPORTS OF COUNCILMEMBERS AND OFFICERS (INCLUDING AB1234 REPORTS)
Councilmember Waterfield reported she attended a meeting with the H-2A motel representatives; a meeting with Exxon; a meeting with a Planning Commissioner regarding a project; a LAFCO Board meeting; spoke at the Friendship Club; attended a LAFCO ad-hoc committee meeting; and attended a

Minerva Club fundraiser. She also announced that the Santa Maria Police Council's golf tournament would be Monday, June 10th this year.

Councilmember Soto reported she attended the State of Vandenberg luncheon; the League of California Cities Channel Division dinner; the Wolves production at the PCPA; and a Future Leaders of America reception.

Councilmember Moats reported he spoke on the Ben Heighes radio program; attended the quarterly schools board meeting; an H-2A meeting; and the Minerva Club fundraiser.

Councilmember Cordero reported he attended a CAC meeting; a United Way meeting; and a meeting regarding the trucking of crude oil.

Mayor Patino reported she attended a meeting with Tom Ross and clients who are interested in opening a business in Santa Maria; a meeting with CAC; a joint luncheon with the Lompoc Valley Chamber; the Job & Resource Fair; the quarterly schools meeting; the North County Subregional Meeting; the Mayor's Taskforce teen advisory committee meeting at Pioneer Valley High; participated on a women's empowerment panel at Vandenberg; the NAACP prayer breakfast; and a Rotary meeting.

6 RECESS: CLOSED SESSION

The City Council recessed to a Closed Session at 7:56 p.m. to discuss Public Employment pursuant to Subdivision (b)(1) Section 54957 of Government Code, Title: City Attorney.

7 CLOSED SESSION REPORT:

Director of Human Resources & Records Anderson indicated that there was no reportable action.

ADJOURNMENT

There being no further business before the City Council, Mayor Patino declared the City Council meeting adjourned at 9:12 p.m.

Approved at a regular meeting on April 2, 2019.

Rhonda M. Garietz, CMC
Chief Deputy City Clerk and ex officio Clerk
of the City Council

ATTEST:

Rhonda M. Garietz, CMC
Chief Deputy City Clerk

Alice M. Patino
Mayor of the City of Santa Maria